

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Emerick R. Bakaysa, Chair
Joanna L. Bilotta, Vice-Chair
Thomas W. Bodkin, Jr., Clk.
Robert J. Saiia, Mbr.
Nathan J. Lockwood, Mbr.
Marion M. Benson, Planning Director



Tel: (978) 582-4147
Fax: (978) 582-4353
960 Massachusetts Avenue
Lunenburg, MA 01462

Minutes
January 10, 2011

Meeting Posted: Yes

Place: Ritter Memorial Building, 960 Massachusetts Avenue, Lunenburg, MA 01462

Time: 6:30 PM

ROLL CALL: Emerick R. Bakaysa, Joanna L. Bilotta, Robert J. Saiia, Thomas W. Bodkin Jr., Nathan J. Lockwood, Marion M. Benson

EXECUTIVE SESSION: Litigation- Separate minutes.

MINUTES – APPROVAL: Signed 11-30-10, Motion, Mr. Lockwood, Second, Ms. Bilotta. Signed 12-13-10, Motion, Mr. Saiia, Second, Mr. Lockwood. Signing of Executive 12-13-10 minutes tabled until next meeting. Mr. Bodkin noted that the minutes did not contain a recording of the actual vote for the approval of an extension granted to Highfield Village. The vote was 4-1 with Mr. Bodkin voting negatively. Director will review minutes.

COMMITTEE REPORTS:

MJTC- Tabled

MRPC- Tabled

MRPC Energy Advisory Committee- Tabled

DPW Building Committee- Ms. Bilotta reported that next meeting will be held on January 18, 2011.

Capital Planning Committee- Director reported that the Committee is evaluating and prioritizing requests.

PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:

FY12 Budget- Budget will be presented to Town Manager. Noted was the lease of a new copier. Leasing cost will be taken out of the Planning budget for the remaining five months of FY 2011, but will be part of the Technology budget in FY 2012.

Zoning Bylaw- Request for Zoning Change- Director noted request of D. P. Higgen for zoning change from industrial to commercial on the corner of Leominster-Shirley Road and Pioneer Drive. The Building Official and the Planning Director informed Mr. Higgen that zoning change has to have a Town Meeting vote. Mr. Higgen was also told that he could request the Planning Board place an Article on the Town Meeting Warrant or he could submit an Article to the Board of Selectmen by petition. Champa Realty represented Charles Gitto, owner of the property. Also present was Jamie Rheault from Whitman and Bingham Associates LLC. Mr. Bodkin suggested the Planning Board review the industrial area as an overlay district that would be both commercial and industrial.

Census- Director reported that all the data is not available as of this date.

Summer Street- Work is being done on preparation for reconstruction of Summer Street in cooperation with the city of Fitchburg and the town of Lunenburg. The design must be prepared before the project can move forward. Montachusett Regional Planning Commission (MRPC) awarded the projection of District Local Technical Assistance to Lunenburg, Fitchburg and Leominster for assistance and service for scope of service for the Summer Street project.

1263 Reservoir Road, Keating Trust- Director notified the Planning Board that a Development Plan Review will be filed for Keating in regard to the placement of new towers. The towers will be taller than the ones presently in place. According to the Zoning Officer, the Planning Board has the right to allow increased height levels as long as the Fire Chief approves the new height.

Eagle House- Director notified the Planning Board that the Grant for the parking lot, etc. has been filed.

Green Community Task Force- Preparation for grant request on solar field on the landfill is continuing.

Open Space- Next meeting is Friday, January 14, 2011, which should finalize all State requested data.

DEVELOPMENT STATUS REPORTS:

Highfield Village- Work is advancing with the Sewer Commission (see **Minutes – Approval** above).

Emerald Place at Lake Whalom- Noted placement of the first villas.

Tri Town Landing- Director gave report of number of school-age children as of January 3rd; 9 children of various ages have moved into the development. School Superintendent is concerned that the number will exceed the anticipated number according to the Department of Housing and Community Development (DHCD) formula.

First Evangelical Congregational Church- The Development Plan Review has been filed with the Worcester Northern District Registry of Deeds. The Church representative will file with the Zoning Board of Appeals (ZBA). Before going further, the church congregation will internally decide whether or not to proceed.

UNFINISHED BUSINESS:

MMA Annual Meeting- Discussion on attendance to MMA. Mr. Lockwood will not be able to attend. Other members did not respond with final plans. Chair Bakaysa and Mr. Saiia may stay overnight. Vice Chair Bilotta and Director Benson will only attend the Friday Session. Mr. Bodkin has no final plans at this date.

Nashua River Watershed Association Workshops- Director is working with the Association on preparation of the workshop.

Sign Bylaw- Director commented on the concern of the signage in the center facing 2A. Noted safety factor and unsightliness of numerous signs.

CVS- Subdivision/Site Improvement Bond was released by Town Accountant after final report from Peer Reviewing Engineer.

Lunenburg Crossing- Work is continuing, but more slowly than expected due to engineering firm hired by owner.

MEETING SCHEDULE:

January 2011-

January 12 Master Planning Workshop

January 24, 2011 Board Meeting

February 2011-

February 14, 2011 Board Meeting

February 28, 2011 Board Meeting

Noted that a date was not set for Master Planning in February. Consensus was February 21.

DATA INFORMATION: Data folder containing items of interest not on agenda presented to members for viewing, consisting of various data information.

MEMBER INFORMATION AND ISSUES:

OFFICE: Technology (see **FY 12 Budget** above).

ADJOURNMENT: Motion to adjourn, Ms. Bilotta, Second, Mr. Lockwood, adjourned 9:15 PM.